

180.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

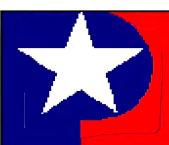
627,000 / 627,000

USE VALUE:

627,000 / 627,000

ASSESSED:

627,000 / 627,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		GOLDEN AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: IMPOSIMATO MARION / LIFE ESTAT	
Owner 2:	
Owner 3:	

Street 1: 6 GOLDEN AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: IMPOSIMATO MARION -	
Owner 2: -	

Street 1: 6 GOLDEN AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z	R1
SINGLE FA	
water	
o	
Sewer	
n	
Electri	
Census:	
Exempt	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value		Entered Lot Size			122450	GIS Ref
101	6260.000	201,500			425,500	627,000						GIS Ref
Total Card	0.144	201,500			425,500	627,000		Total Land:				Insp Date
Total Parcel	0.144	201,500			425,500	627,000		Land Unit Type:			05/15/18	
Source:	Market Adj Cost		Total Value per SQ unit /Card:		522.50	/Parcel:						

PREVIOUS ASSESSMENT								Parcel ID		180.0-0008-0004.0		

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	201,500	0	6,260.	425,500	627,000		Year end	12/23/2021
2021	101	FV	194,800	0	6,260.	425,500	620,300		Year End Roll	12/10/2020
2020	101	FV	194,800	0	6,260.	425,500	620,300	620,300	Year End Roll	12/18/2019
2019	101	FV	180,600	0	6,260.	425,500	606,100	606,100	Year End Roll	1/3/2019
2018	101	FV	180,600	3500	6,260.	358,600	542,700	542,700	Year End Roll	12/20/2017
2017	101	FV	180,600	3500	6,260.	328,200	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	180,600	3500	6,260.	279,600	463,700	463,700	Year End	1/4/2016
2015	101	FV	169,500	3500	6,260.	243,100	416,100	416,100	Year End Roll	12/11/2014

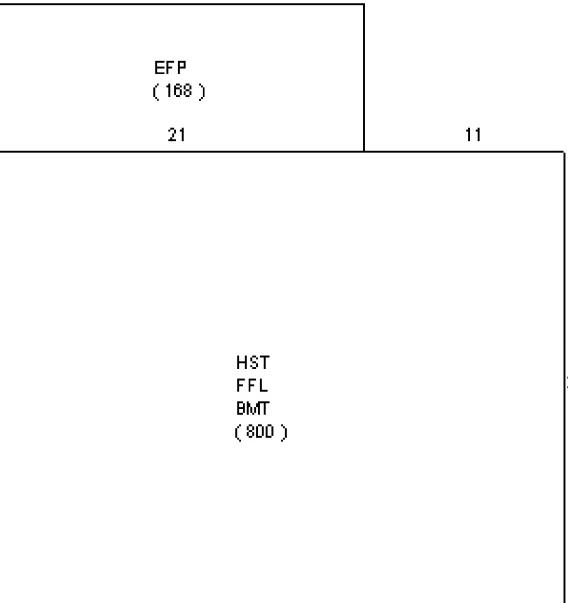
SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
IMPOSIMATO MARI	1555-194	1	3/10/2020	Convenience		1	No	No					
KENNEDY MARY J	1239-194		7/18/2001		323,000	No	No						
	936-49		7/1/1980		65,000	No	No	Y					

BUILDING PERMITS													ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
10/9/2018	1466	Det. Gar	11,500	C					6/11/2018	Permit Visit	DGM	D Mann				
6/5/2018	744	Demo gar	4,700	C					5/15/2018	MEAS&NOTICE	BS	Barbara S				
10/31/2011	1387	Re-Roof	5,090						11/6/2008	Measured	345	PATRIOT				
4/25/2003	295	New Wind	2,000						10/29/2001	MLS	MM	Mary M				
2/27/2002	107	New Wind	1,360	C				2 VINYL REPLACEMENT	3/8/2000	Inspected	264	PATRIOT				
									12/23/1999	Mailer Sent						
									12/21/1999	Measured	263	PATRIOT				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6260	Sq. Ft.	Site			0	70.	0.97	7									425,462						425,500	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Good			OF-SINK IN BMT, HST HAS 2 ROOMS, 1 NOT HEATED.											
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix: 1	Rating: Good														
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Frl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDO INFORMATION															
Year Blt: 1947	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:	No Unit RMS BRS FL			1	6	3					
Prim Int Wal 1	- Drywall			Functional:				Interior:											
Sec Int Wall:	%			Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 3	- Hardwood			Override:	%			Baths:											
Sec Floors:	%			Total:	31 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				COMPARABLE SALES				Heating:											
Bsmnt Gar:				Basic \$ / SQ: 110.00				General:											
Electric: 3	- Typical			Size Adj.: 1.35000002															
Insulation: 2	- Typical			Const Adj.: 0.99989998															
Int vs Ext: S				Adj \$ / SQ: 148.485															
Heat Fuel: 2	- Gas			Other Features: 70950															
Heat Type: 1	- Forced H/Air			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00															
% Com Wal	% Sprinkled			Adj Total: 292064															
				Depreciation: 90540															
				Depreciated Total: 201524															
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:											
Make: Model: Serial # Year: Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 180.0-0008-0004.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X7	A	AV	2003		0.00	T	12.8	101						
More: N				Total Yard Items:				Total Special Features:				Total:							



IMAGE



AssessPro Patriot Properties, Inc